

MINUTES OF COUNCIL REGULAR MEETING – JULY 19, 2016

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, JULY 19, 2016, AT 6:30 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

ABSENT:

Lars Nordfelt, Councilmember At-Large

STAFF PRESENT:

Paul Isaac, Acting/Assistant City Manager/HR Director
Nichole Camac, City Recorder

Nicole Cottle, Assistant City Manager/ CED Director
Eric Bunderson, City Attorney
Steve Hyde, Acting Finance Director
Lee Russo, Police Chief
John Evans, Fire Chief
Russell Willardson, Public Works Director
Chris Curtis, Acting CPD
Nancy Day, Acting Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Steve Pastorik, CED Department
Jake Arslanian, Public Works Department

OPENING CEREMONY

Councilmember Steve Buhler conducted the Opening Ceremony. He requested members of the City Council, City staff, and the audience to rise and recite the Pledge of Allegiance.

SPECIAL RECOGNITIONS

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Mayor Bigelow welcomed Scout Troop Nos. 4675 and 1945 in attendance at the meeting to complete requirements for the Citizenship in the Community and Communications merit badges.

APPROVAL OF MINUTES OF REGULAR MEETING HELD JULY 12, 2016

The Council considered the Minutes of the Regular Meeting held July 12, 2016. There were no changes, corrections or deletions.

Councilmember Lang moved to approve the Minutes of the Regular Meeting held July 12, 2016. Councilmember Huynh seconded the motion.

A voice vote was taken and all members voted in favor of the motion.

TODD POSSELLI, PUBLISHER OF UTAH FAMILY MAGAZINE- PRESENTATION OF 2016 FAMILY FAVORITE AWARDS TO THE WEST VALLEY CITY FAMILY FITNESS CENTER

Mayor Bigelow introduced Todd Posselli, Publisher of the Utah Family Magazine.

Mr. Posselli addressed the City Council and informed the West Valley Family Fitness Center did very well each year and had been voted overall family favorite recreation center for the third year in a row.

Other “favorite” awards received included the following: 2nd place after school program and climbing center, 3rd place day camp program, 4th place swimming pool, and 5th place martial arts program.

Mr. Posselli presented a plaque to the Fitness Center Director, Nancy Day and members of the Family Fitness Center Staff.

Members of the Council offered congratulations and expressed appreciation to the Family Fitness Center staff.

COMMENT PERIOD

A. PUBLIC COMMENTS

Upon inquiry, there were no members of the public who wished to speak.

B. CITY MANAGER COMMENTS

Acting City Manager, Paul Isaac, had no comments.

B. CITY COUNCIL COMMENTS

Upon inquiry, there were no members of the Council who wished to speak.

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PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-9-2016, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT AMENDMENT TO ADD SECTION 7-34 TO ALLOW FOR ACCESSORY DWELLING UNITS UNDER CERTAIN CONDITIONS

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled July 19, 2016, in order for the City Council to hear and consider public comments regarding application no. ZT-9-2016, filed by West Valley City, requesting a Zone Text Amendment to add Section 7-34 to allow for accessory dwelling units under certain conditions.

Mayor Bigelow presented proposed Ordinance No. 16-33 related to the proposal to be considered by the City Council subsequent to the public hearing.

The City Council had previously received written information as follows:

West Valley City staff is recommending the addition of Chapter 7-34 to the Zoning Ordinance to allow accessory dwelling units (ADUs) within single family dwellings under certain conditions. The County and State have been working to find solutions to reduce homelessness and create more affordable housing. To show the City's ongoing support in these efforts, the City Council recently passed the attached resolution setting forth and reaffirming West Valley City's commitment to fight housing insecurity and homelessness. This resolution included the following direction for City staff: "The City Council directs staff to prepare an ordinance permitting the development of accessory dwelling units on appropriate properties to increase the availability of affordable housing in the City."

The proposed ordinance has been narrowly drafted to only allow accessory dwelling units under certain conditions. A summary of these conditions is listed below:

- The minimum lot size required for an ADU shall be 16,000 square feet.
- The maximum lot width for an ADU shall be 99'.
- ADUs shall only be allowed in zones that allow single-family dwellings.
- ADUs shall only be allowed on properties with homes built prior to 1980.
- ADUs shall be located on properties designated for single-family dwellings in the West Valley City General Plan.
- A primary dwelling unit containing an ADU shall be occupied by the owner of the premises.
- All accessory dwelling units shall meet the design standards listed in the ordinance.

Mayor Bigelow opened the public hearing. There being no one to speak in favor or in opposition, Mayor Bigelow closed the public hearing.

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ACTION: ORDINANCE NO. 16-33, ENACT CHAPTER 7-34 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ESTABLISH REGULATIONS CONCERNING ACCESSORY DWELLING UNITS

The City Council previously held a public hearing regarding Application No. ZT-9-2016 and proposed Ordinance No. 16-33 that would enact Chapter 7-34 of the West Valley City Municipal Code to establish regulations concerning accessory dwelling units.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Steve Vincent moved to continue (to a date uncertain) Application ZT-9-2016 and Ordinance No. 16-33, an ordinance enacting Chapter 7-34 of the West Valley City Municipal Code to establish regulations concerning accessory dwelling units. Councilmember Don Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mayor Bigelow	Yes

Unanimous. CONTINUED.

PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. ZT-10-2016, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT AMENDMENT TO ADD SECTIONS 7-6-1801 THROUGH 7-6-1811 TO CREATE THE SUPPORTIVE HOUSING ZONE

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled July 19, 2016, in order for the City Council to hear and consider public comments regarding Application No. ZT-10-2016, filed by West Valley City, requesting a Zone Text Amendment to add Sections 7-6-1801 through 7-6-1811 to create the Supportive Housing Zone.

Mayor Bigelow presented proposed Ordinance No. 16-34 related to the proposal to be considered by the City Council subsequent to the public hearing.

The City Council had previously received written information as follows:

West Valley City staff is recommending the addition of Sections 7-6-1801 through 7-6-1812 to create the Supportive Housing (SH) Zone. The County and State have been

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working to find solutions to reduce homelessness and create more affordable housing. To show the City's ongoing support in these efforts, the City Council recently passed the attached resolution setting forth and reaffirming West Valley City's commitment to fight housing insecurity and homelessness. This resolution included the following direction for City staff: "The City Council directs staff to evaluate the General Plan and local zoning to facilitate the development of permanent supportive housing in the City." According to the Corporation for Supportive Housing (CSH), supportive housing "combines and links permanent, affordable housing with flexible, voluntary support services designed to help the tenants stay housed and build the necessary skills to live as independently as possible."

The proposed Supportive Housing Zone was patterned after the RM (residential, multi-family) Zone; however, there are significant differences between the two. For example, the area, density and height regulations as well as the allowed uses are different.

Two examples of supportive housing in West Valley include the Kelly Benson Apartments at 3122 S 3600 W and the Jared Alan Campbell Court Apartments at 1596 W 3395 S. The Kelly Benson Apartments provide 59 permanent supportive housing units on 2.3 acres for seniors aged 55 and older with disabling conditions including those who have been homeless or chronically homeless. The Jared Alan Campbell Court Apartments provide 26 units on 2.6 acres for single women and families that are victims of domestic violence and are at risk of abuse. Both projects are 2 story buildings.

Mayor Bigelow opened the public hearing. There being no one to speak in favor or in opposition, Mayor Bigelow closed the public hearing.

ACTION: ORDINANCE NO. 16-34, AMEND SECTION 7-5-101 AND ENACT PART 7-6-1800P OF THE WEST VALLEY CITY MUNICIPAL CODE TO ESTABLISH A SUPPORTIVE HOUSING ZONE

The City Council previously held a public hearing regarding Application No. ZT-10-2016 and proposed Ordinance No. 16-34 that would approve amending Section 7-5-101 and enacting Part 7-6-1800P of the West Valley City Municipal Code to establish a Supportive Housing Zone.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Lang moved to approve Application No. ZT-10-2016 filed by West Valley City and proposed Ordinance No. 16-34, an Ordinance amending Section 7-5-101 and enacting Part 7-6-1800P of the West Valley City Municipal Code to establish a Supportive Housing Zone. Councilmember Christensen seconded the motion.

A roll call vote was taken:

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Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mayor Bigelow	Yes

Unanimous.

MOTION TO ADJOURN

Upon motion by Councilmember Huynh all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, JULY 19, 2016, WAS ADJOURNED AT 6:48 P.M. BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, July 19, 2016.

Nichole Camac
City Recorder